066.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,000 / 684,000
					USE VALUE:	684,000 / 684,000
					ASSESSED:	684,000 / 684,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON ELIZABETH COURTENAY &
Owner 2:	OXX STEPHEN PIERCY
Owner 3:	
Street 1:	12 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCARTHY KARIN L/TRUSTEE -
Owner 2:	KINSELLA REALTY TRUST -
Street 1:	15 CLOUTMANS LANE
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry:
Postal:	01945

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5651.000	268,000	3,300	412,700	684,000
Total Card	0.130	268,000	3,300	412,700	684,000
Total Parcel	0.130	268,000	3,300	412,700	684,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.22 /Parcel: 436.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42153

GIS Ref

GIS Ref

Insp Date 12/17/08

!5654!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,000	3300	5,651.	412,700	684,000		Year end	12/23/2021
2021	101	FV	252,400	3300	5,651.	412,700	668,400		Year End Roll	12/10/2020
2020	101	FV	252,500	3300	5,651.	412,700	668,500	668,500	Year End Roll	12/18/2019
2019	101	FV	219,000	3300	5,651.	383,200	605,500	605,500	Year End Roll	1/3/2019
2018	101	FV	219,000	3300	5,651.	383,200	605,500	605,500	Year End Roll	12/20/2017
2017	101	FV	219,000	3300	5,651.	336,000	558,300	558,300	Year End Roll	1/3/2017
2016	101	FV	219,000	3300	5,651.	306,600	528,900	528,900	Year End	1/4/2016
2015	101	FV	194,800	3300	5,651.	271,200	469,300	469,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:33:10

LAST REV

Date	Time
09/20/17	15:22:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY KARIN	62786-1		10/16/2013		615,650	No	No		
MC CARTHY RUTH	62419-429		8/9/2013	Estate/Div	348,000	No	No		RUTH GERTRUDE MCCARTY D.O.D 1/27/2012.
	19619-124		1/1/1989		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2017	1045	Solar Pa	3,168	C				
10/2/2015	1464	Porch	3,000					
8/24/2015	1163	New Wind	19,925		8/24/2015			Replace 27 windows
2/5/2013	152	Redo Kit	35,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2015	Permit Insp	PC	PHIL C
5/22/2013	Info Fm Prmt	EMK	Ellen K
12/17/2008	Meas/Inspect	294	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/5/1999	Measured	267	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5651		Sq. Ft.	Site		0	70.	1.04	12									412,670						412,700	

Total AC/HA:	0.12973	Total SF/SM:	5651	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,670	Spl Credit		Total:	412,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31430471
Const Adj.:	0.99495000
Adj $ / SQ:	176.535
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448964
Depreciation:	180933
Depreciated Total:	268032

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

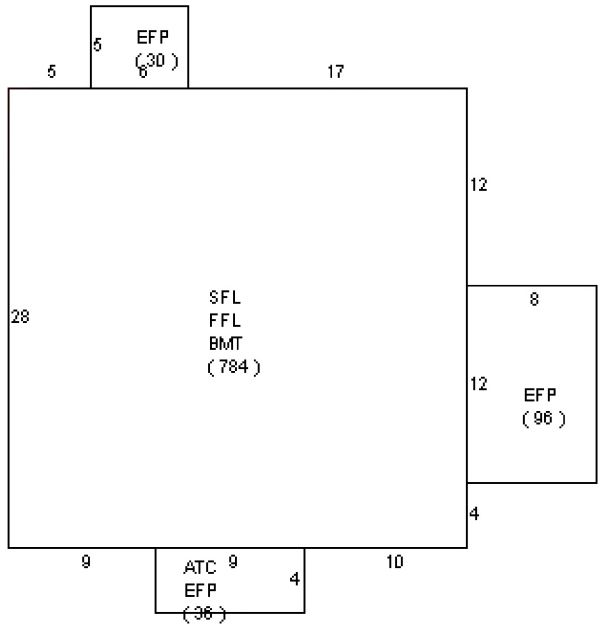
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.19
Special Features:	0	Val/Su Net:	106.05
Final Total:	268000	Val/Su SzAd	169.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	784	52.960	41,521
FFL	First Floor	784	176.540	138,404
SFL	Second Floor	784	176.540	138,404
EFP	Enclos Porch	162	43.810	7,097
ATC	Attic	13	176.540	2,224

Net Sketched Area:	2,527	Total:	327,650
Size Ad	1580.6	Gross Area	2550	FinArea	1568
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc